

DETROIT LAND BANK AUTHORITY

BOARD OF DIRECTORS' MEETING

IN PERSON & VIA ZOOM

DPS Headquarters

Tuesday, November 11, 2025

10:00 AM

MINUTES

IN PERSON: Erica Ward Gerson
Richard Hosey
Carol Walters
Miranda Morrow-Bartell

EXCUSED: Patricia Pernell-Shelton

OTHERS PRESENT: Members of the Public, Members of DLBA Staff

CALL TO ORDER

Board Chair Ward Gerson called **November 11, 2025**, meeting to order at **10:09 a.m.** and reviewed the process and logistics for the meeting for the members of the public appearing/participating via Zoom.

ROLL CALL

Executive Assistant, Adela Bejo called the roll. Four of the five members were in attendance, and a quorum was met. **Board Member Morrow-Bartell arrived at 10:16 a.m. and Member Patricia Pernell-Shelton was excused.**

REVIEW AND APPROVAL OF MINUTES

Board Chair Ward Gerson called for a motion to approve the minutes for the **October 21, 2025**, Board of Directors meeting. **Motion by Member Walters** for approval of the minutes. **Supported by Member Hosey. MOTION UNANIMOUSLY APPROVED.**

PUBLIC COMMENT

Board Chair Ward Gerson opened the floor for public comments.

Russ Bellant - President of the HELOC block club, spoke in support of Gary Jaworski, Garys Tree and Handyman, for his beautification efforts of 20523 Concord. Board Chair Ward Gerson responded, clarifying that this is a non-resolution item, meaning no vote is required, and the property is being sold to Mr. Jaworski.

Mason Holliday – Detroit resident, stated that he has been receiving notifications indicating he cannot submit new bids until he is cleared from a previous offer, despite being in compliance with the properties he is currently rehabilitating. Mr. Holliday noted that this issue prevented him from submitting a bid last

week, requiring his wife to submit the bid on his behalf and would like the issue resolved as soon as possible.

Board Chair Ward Gerson thanked him for bringing the issue to their attention and turned the matter over to CEO Tammy Daniels. Daniels asked Mr. Holliday to provide his contact information in the Zoom chat so staff can follow up directly to determine the cause of the issue. Mr. Holliday expressed appreciation for the assistance.

Tharmond Ligon – President, Rescue MI Nature Now, provided an overview of his organization’s work and mission and stated that in recent years he has led a coordinated effort focused on restoring Detroit neighborhoods affected by blight and disinvestment. Mr. Ligon described ongoing partnerships with residents, community groups, local organizations, and City departments to transform neglected lots into safe, accessible, and ecologically beneficial community spaces. Mr. Ligon stated that there are a few remaining parcels where his organization has already begun programming, and he expressed interest in working with the Land Bank to acquire those properties and asked how his organization can collaborate more closely with the Land Bank to better understand acquisition processes and support long-term strategic planning.

Board Chair Ward Gerson and Daniels agreed, noting the strong alignment between the organization’s goals and the Land Bank’s work and requested that Mr. Ligon provide his contact information in the chat so staff can follow up within the next few days. Daniels stated that she would like to review which properties he is interested in, understand any hurdles he may have encountered, and work to remove barriers that may prevent activation of the land in the targeted neighborhoods.

Zenaida Flores – Vice President of Rescue MI Nature Now, added to the remarks previously provided by Mr. Ligon and noted that the organization has worked extensively within the neighborhood, including the acquisition of over 40 parcels approximately two years ago, and is currently managing and stewarding more than 10 acres of land in the community. Ms. Flores inquired about the possibility of advancing that discussion and understanding how such improvements might be implemented.

Daniels requested that Ms. Flores share her contact information in the Zoom chat so that staff can coordinate a follow-up conversation with both her and Mr. Ligon. Board Chair Ward Gerson noted that the Board would be considering a new Economic Development Policy and Vacant Land Policy during the meeting, which are designed to support projects related to affordable housing, green space, and similar community initiatives. Board Chair Ward Gerson stated that the purpose of these policies is to expedite the acquisition process for groups with demonstrated capacity and alignment with the Land Bank’s mission, and that the policies would take effect immediately upon Board approval.

Doonie (no other name given) – Detroit resident, spoke in support of Rescue MI Nature Now and commended the work the organization is doing within the community.

CEO UPDATE –Tammy Daniels

Tammy Daniels, CEO, reported that the updated Land Review Area Map will be posted on the website and will continue to be revised as needed. Daniels then ceded her time to Rehmann Auditors for audit presentation.

FY25 Audit

Reginal Scott, CFO/COO, stated that at the direction of the Board following last year’s audit, the organization engaged Rehmann to conduct an internal control review of overall operations and several

recommendations from that review have since been implemented. Scott introduced LaTonya Edwards, Assistant Director, who managed extensive document requests and ensured the audit remained on schedule. Edwards briefly addressed the Board, expressing appreciation to both staff and Rehmann, and highlighting the collaborative work completed during her first four months with the Land Bank. Edwards then yielded the floor to Dan Merritt, Rehmann Auditor, who provided a high-level overview of the FY25 audit results and discussion ensued.

NEW BUSINESS

Resolutions

11-01-2025 RESOLUTION AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO ENTER INTO SERVICES AGREEMENTS FOR PROPERTY MAINTENANCE AND PRESERVATION SERVICES Reginald Scott, CFO/COO, provided background on the resolution. **Motion by Hosey to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.**

11-02-2025 RESOLUTION AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO ENTER INTO A SERVICES AGREEMENT WITH REAL ESTATE ONE, INC. Gabriel Guerrero, General Counsel, provided background on the resolution. **Motion by Member Morrow-Bartell to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.**

11-03-2025 RESOLUTION AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO ENTER INTO A SERVICES AGREEMENT WITH RCH BROKERAGE LEGACY, INC Gabriel Guerrero, General Counsel, provided background on the resolution. **Motion by Member Morrow-Bartell to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.**

11-04-2025 RESOLUTION AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO ENTER INTO A SERVICES AGREEMENT WITH IN PARALLEL ARCHITECTS + BUILDERS Gabriel Guerrero, General Counsel, provided background on the resolution. **Motion by Member Morrow-Bartell to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.**

11-05-2025 RESOLUTION AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO ENTER INTO A SERVICES AGREEMENT WITH REFINED DESIGN SOLUTIONS Gabriel Guerrero, General Counsel, provided background on the resolution. **Motion by Member Morrow-Bartell to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.**

11-06-2025 RESOLUTION AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO ENTER INTO AN AMENDMENT TO AN EXISTING AGREEMENT WITH IRON BOW TECHNOLOGIE Gabriel Guerrero, General Counsel, provided background on the resolution. **Motion by Member Hosey to approve resolution. Supported by Member Morrow-Bartell. MOTION UNANIMOUSLY APPROVED.**

11-07-2025 RESOLUTION ACCEPTING AUDITED FINANCIAL STATEMENTS Reginald Scott, CFO/COO, provided background on the resolution. **Motion by Member Morrow-Bartell to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.**

11-08-2025 RESOLUTION AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO ENTER INTO A SECOND AMENDMENT TO AN EXISTING SERVICES AGREEMENT WITH MILLER, CANFIELD, PADDOCK AND STONE,

PLC Gabriel Guerrero, General Counsel, provided background on the resolution. Motion by Member Hosey to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.

11-09-2025 RESOLUTION AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO ENTER INTO A SECOND AMENDMENT TO AN EXISTING SERVICES AGREEMENT WITH FINK BRESSACK, PLLC Gabriel Guerrero, General Counsel, provided background on the resolution. **Motion by Member Hosey to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.**

11-10-2025 RESOLUTION APPROVING CHIEF EXECUTIVE OFFICER TO ENTER INTO MEMORANDUM OF UNDERSTANDING WITH THE CITY OF DETROIT REGARDING JOINT SALE OF PROPERTY TO CHN HOUSING PARTNERS Martina Orange, Project Manager, provided background on the resolution. **Motion by Hosey to approve resolution. Supported by Member Morrow-Bartell. MOTION UNANIMOUSLY APPROVED.**

11-11-2025 RESOLUTION APPROVING CHIEF EXECUTIVE OFFICER TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH JUSTIN PANHANS Martina Orange, Project Manager, provided background on the resolution. **Motion by Member Morrow-Bartell to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.**

11-12-2025 RESOLUTION APPROVING CHIEF EXECUTIVE OFFICER TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH ANDREW ANTHONY MILLER Martina Orange, Project Manager, provided background on the resolution. **Motion by Member Hosey to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.**

11-13-2025 RESOLUTION APPROVING CHIEF EXECUTIVE OFFICER TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH FOUNTAIN OF TRUTH BAPTIST CHURCH Martina Orange, Project Manager, provided background on the resolution. **Motion by Member Morrow-Bartell to approve resolution. Supported by Member Hosey. MOTION UNANIMOUSLY APPROVED.**

11-14-2025 RESOLUTION APPROVING CHIEF EXECUTIVE OFFICER TO ENTER INTO PURCHASE & DEVELOPMENT AGREEMENT WITH FIRST PROGRESSIVE BAPTIST CHURCH Martina Orange, Project Manager, provided background on the resolution. **Motion by Member Morrow-Bartell to approve resolution. Supported by Member Hosey. MOTION UNANIMOUSLY APPROVED.**

11-15-2025 RESOLUTION APPROVING CHIEF EXECUTIVE OFFICER TO ENTER INTO PURCHASE AGREEMENT WITH THE HEIDELBERG PROJECT Robbie Linn, Director, Planning and Data Analysis, provided background on the resolution. **Motion by Member Walters to approve resolution. Supported by Member Morrow-Bartell. MOTION UNANIMOUSLY APPROVED.**

11-16-2025 RESOLUTION APPROVING CHIEF EXECUTIVE OFFICER TO CONVEY PROPERTY TO THE CITY OF DETROIT FOR JOE LOUIS GREENWAY Robbie Linn, Director, Planning and Data Analysis, provided background on the resolution. **Motion by Member Hosey to approve resolution. Supported by Member Carol. MOTION UNANIMOUSLY APPROVED.**

11-17-2025 RESOLUTION APPROVING CHIEF EXECUTIVE OFFICER TO ENTER INTO OPTION TO PURCHASE & DEVELOP AND AGREEMENT TO MAINTAIN PROPERTY WITH LIVE6 ALLIANCE (COMMUNITY LAND TRUST) Jano Hanna, Director, Real Estate Sales & Marketing, provided background on the resolution.

Motion by Member Hosey to approve resolution. Supported by Member Morrow-Bartell. MOTION UNANIMOUSLY APPROVED.

11-18-2025 RESOLUTION APPROVING CHIEF EXECUTIVE OFFICER TO ENTER INTO OPTION TO PURCHASE & DEVELOP AND AGREEMENT TO MAINTAIN PROPERTY WITH LIVE6 ALLIANCE (AFFORDABLE HOUSING) Jano Hanna, Director, Real Estate Sales & Marketing, provided background on the resolution. **Motion by Member Hosey to approve resolution. Supported by Member Morrow-Bartell. MOTION UNANIMOUSLY APPROVED.**

11-19-2025 RESOLUTION ADOPTING THE SECOND AMENDED AND RESTATED VACANT LAND POLICY Robbie Linn, Director, Planning and Data Analysis provided background on the resolution. **Motion by Member Hosey to approve resolution. Supported by Member Walters. MOTION UNANIMOUSLY APPROVED.**

11-20-2025 RESOLUTION ADOPTING NEIGHBORHOOD DEVELOPMENT PROJECTS POLICY Michael Brady, Consultant, provided background on the resolution. **Motion by Member Walters to amend resolution title from “Economic Development Projects Policy” to “Neighborhood Development Projects Policy” and to approve resolution. Supported by Member Hosey. MOTION UNANIMOUSLY APPROVED.**

CLOSED SESSION

Board Chair Ward Gerson stated that he has been informed by General Counsel that we will not have a closed session.

ADJOURNMENT

There being no further business, Board Chair Ward Gerson called for a **Motion to adjourn. Motion by Member Morrow-Bartell to adjourn the meeting. Supported by Member Hosey. MOTION UNANIMOUSLY APPROVED.** The meeting was adjourned at **11:05 a.m.**